157.0	0005	0005.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	667,000 / 667,000
					USE VALUE:	667,000 / 667,000
					ASSESSED:	667,000 / 667,000

PROPERTY LOCATION

No	Alt No	Direction/Street/City
215		WACHUSETT AVE, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KALUSTIAN JAMES M
Owner 2:	
Owner 3:	
Street 1:	215 WACHUSETT AVENUE
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains .138 Sq. Ft. of land mainly classified as One Family with a Ranch Building built about 1952, having primarily Clapboard Exterior and 1958 Square Feet, with 1 Unit, 1 Bath, 1 3/4 Bath, 1 HalfBath, 5 Rooms, and 2 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	8	Ledge
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	6000.000	247,000		420,000	667,000
Total Card	0.138	247,000		420,000	667,000
Total Parcel	0.138	247,000		420,000	667,000

Source: Market Adj Cost | Total Value per SQ unit /Card: 340.58 | /Parcel: 340.58

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 104746

GIS Ref

GIS Ref

Insp Date 08/16/18

!12316!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID: 157.0-0005-0005.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2022	101	FV	247,000	0	6,000.	420,000	667,000		Year end	12/23/2021
2021	101	FV	238,400	0	6,000.	420,000	658,400		Year End Roll	12/10/2020
2020	101	FV	238,400	0	6,000.	420,000	658,400	658,400	Year End Roll	12/18/2019
2019	101	FV	210,000	0	6,000.	420,000	630,000	630,000	Year End Roll	1/3/2019
2018	101	FV	214,400	0	6,000.	354,000	568,400	568,400	Year End Roll	12/20/2017
2017	101	FV	214,400	0	6,000.	324,000	538,400	538,400	Year End Roll	1/3/2017
2016	101	FV	214,400	0	6,000.	276,000	490,400	490,400	Year End	1/4/2016
2015	101	FV	213,300	0	6,000.	240,000	453,300	453,300	Year End Roll	12/11/2014

PRINT

Date	Time
12/30/21	14:21:41

LAST REV

Date	Time
12/23/19	11:12:18
danam	

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 12316

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KOSTIKIAN K	25301-321		4/25/1995		160,000	No	No	Y	

USER DEFINED

Prior Id # 1:	104746
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
7/17/2019	1089	Heat App	7,000	C				
8/13/2008	924	Add Bath	26,000	C		G10	GR FY10	BMT BTH, CONVERT O
8/15/1995	478		14,000					12X14 FAMILY ROOM

ACTIVITY INFORMATION

Date	Result	By	Name
8/16/2018	Inspected	CC	Chris C
6/11/2018	MEAS&NOTICE	BS	Barbara S
6/18/2009	Info Fm Prmt	BR	B Rossignol
12/15/2008	Measured	372	PATRIOT
4/19/2001	Inspected	PM	Peter M
12/21/1999	Mailer Sent		
12/3/1999	Measured	268	PATRIOT
1/1/1982		PS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		6000		Sq. Ft.	Site		0	70.	1.00	7									420,000						420,000	

Total AC/HA:	0.13774	Total SF/SM:	6000	Parcel LUC:	101	One Family	Prime NB Desc	ARLINGTON	Total:	420,000	Spl Credit		Total:	420,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	19 - Ranch		
Sty Ht:	1 - 1 Story		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	2 - Clapboard		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	WHITE		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1952	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G10	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wal	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:	4 - Carpet	50	%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:	1		
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wal		% Sprinkled	

BATH FEATURES

Full Bath	1	Rating:	Average
A Bath:		Rating:	
3/4 Bath:	1	Rating:	Good
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Average
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	100.00
Size Adj.:	1.35000002
Const Adj.:	0.99495000
Adj $ / SQ:	134.318
Other Features:	99187
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	335590
Depreciation:	88596
Depreciated Total:	246994

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1								# Units	1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs:	5	BRs:	2	Baths:	1	HB	1				

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

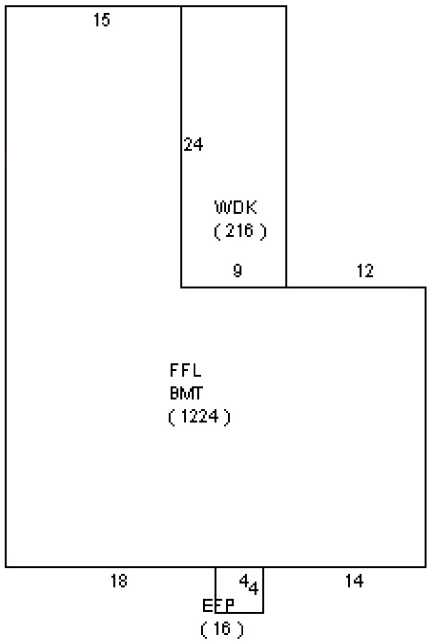
No Unit	RMS	BRS	FL
1	5	2	
Totals			
1	5	2	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:	1.00	Before Depr:	134.32
Special Features:	0	Val/Su Net:	92.16
Final Total:	247000	Val/Su SzAd	201.80

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	1,224	56.010	68,557
FFL	First Floor	1,224	134.320	164,406
WDK	Deck	216	10.580	2,284
EFP	Enclos Porch	16	72.230	1,156
	Net Sketched Area:	2,680	Total:	236,403
Size Ad	1224	Gross Area	2680	FinArea 1958

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
BMT	100	RRM	60	C	

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

157.0-0005-0005.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More: N | Total Yard Items: | Total Special Featues: | Total: